

Lot 12 In the same family ownership for over 50 years

Land At 17 Main Road, Hoo, Rochester, Kent ME3 9A

GUIDE PRICE: £60,000



**CLEARED LEVEL SITE WITH PLANNING
PERMISSION FOR A HOUSE**

This cleared level site of approximately 0.046 acres (2000 sq ft) is situated on the south side of Main Road close to its eastern junction with Bells Lane and Stoke Road with Gillingham and Chatham to the South of the River Medway. The site has been granted planning permission by Medway Council under planning Ref No: MC2009/0410 for the erection of a 3 bedroom detached dwelling. The land is located between the Post Office and a family home on the edge of a local shopping parade within walking distance of shops including the Co-op, Natwest, a coffee shop and Spar supermarket. The property is sold with the benefit of the planning permission and full vacant possession and will be of interest to developers.

PROPOSED ACCOMMODATION

First Floor – 3 bedrooms, bathroom/WC

Ground Floor – Entrance hall, living room, kitchen, family room, cloakroom/WC

Outside – Rear garden

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Medway Council 01634 306000

VENDOR'S SOLICITORS

Mr Richard Berns,
Piper Smith & Watton,
29 Great Peter Street,
London,
SW1P 3LW
020 7222 9900

VIEWING TIMES

Open site for inspection at any time. Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**